

Bylaw 19140

A Bylaw to amend Bylaw 9878, Big Lake Area Structure Plan,
through an amendment to the
Trumpeter Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on September 24, 1991, the Municipal Council of the City of Edmonton passed Bylaw 9878, being Big Lake Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 9878, Big Lake Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on January 22, 2008, Council adopted the Big Lake Neighbourhood One Neighbourhood Structure Plan by passage of Bylaws 14803, 15987, 17438, 17816, and 17674; and

WHEREAS an application was received by Administration to amend the Trumpeter Neighbourhood Structure Plan;

WHEREAS Council considers it desirable to amend the Trumpeter Neighbourhood Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. That Bylaw 14803- Trumpeter Neighbourhood Structure Plan is hereby amended by:

- a. adding the following sections after 4.1.1 Low Density Residential:

4.1.2 Street-Oriented Residential

The Street-Oriented Residential (SOR) designation allows for the development of a mix of zero lot line single-detached, semi-detached, row housing and stacked row housing, with smaller front yard setbacks and vehicular access and egress from a rear lane. Street-Oriented uses allow for flexibility of built form by expanding the types of residential uses within the designation, and creating an attractive, pedestrian-friendly, and safe streetscape.

4.1.3 Row Housing

The Row Housing designation provides for medium density housing limited to row housing with the potential for stacked row housing.

- b. renumbering subsequent sections accordingly.
 - c. deleting Appendix 1 Land Use and Population Statistics entitled “Trumpeter Neighbourhood Structure Plan Land Use and Population Statistics Bylaw 17674” and replacing it with the following:

**TRUMPETER NEIGHBOURHOOD STRUCTURE LAN
LAND USE AND POPULATION STATISTICS
BYLAW 19140**

	Area (ha)	% of GA	
Gross Area	172.04		
Environmental Reserves (ER)*	27.11		
Stormwater Management within 'ER'	1.03		
Powerline ROW	4.97		
Arterial Road Widening	6.08		
Sewer ROW	3.18		
Gross Developable Area	129.71	% of GDA	
Municipal Reserve**	8.87	6.84%	100.0%
Parks***		8.63	6.7%
Greenways		0.24	0.2%
Bikeways	0.61	0.47%	
Stormwater Management/PUL***	10.23	7.89%	
Greenway/PUL	1.90	21.42%	
Commercial	0.48	0.37%	
Mixed-Use (Commercial)****	0.17	0.13%	
Circulation @ 20%	26.13	20.14%	
Total Non-Residential Area	48.39	37.3%	
Net Residential Area (NRA)	81.32	62.7%	

RESIDENTIAL LAND USE AREA, UNIT AND POPULATION COUNT

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	50.84	25	1,274	43.9%	2.80	3,568
Street-Oriented Residential	2.07	35	72	2.5%	2.80	203
Row Housing	5.25	45	236	8.1%	2.80	662
Medium Density Residential	7.53	90	678	23.4%	1.80	1,220
Mixed Use (Residential)****	0.97	45	44	1.5%	1.80	79
Future Residential And Associated Uses						
Low Density Residential***	11.12	25	278	9.6%	2.80	778
Medium Density Residential ***	3.54	90	319	11.0%	1.80	573
Total	81.42		2,900	100%		7,040

Net Population Density:	87	ppn/ha
Unit Density (NRA):	36	upn/ha
LDR / MDR ***** Ratio:	53.5%	46.5%
Population within 500m of Parkland		100%
Population within 400m of Transit Service		100%
Population within 500m of Commercial Service		97%
<u>Presence/Loss of Natural Area Features</u>	<u>ha</u>	
Protected as Environmental Reserve	27.11	
Conserved as naturalized Municipal Reserve	-	
Protected through other means	-	
Lost to Development	-	

STUDENT GENERATION COUNT

Level	Public School Board	Separate School Board	Total
Elementary	259	130	389
Junior High	130	65	195
Senior High	130	65	195
Total	519	260	778

*Areas for Environmental Reserves (Natural Conservation Areas) are based on contour and air photo interpretation only and subject to change.

**The area and location of the Municipal Reserve will ultimately be determined at the time of subdivision and through discussions with Parks Planning.

***Total area of Future Residential and Associated Uses is 22.49 ha, where the breakdown is estimated to be 10% Parks, 10% Stormwater Management/PUL, 20% Circulation, 45% Low Density Residential, and 15% Medium Density Residential.

****Area derived by dividing 0.95 ha Mixed Use total between residential (85%) and commercial (15%) uses.

*****Street-Oriented and Mixed Use is calculated as MDR.

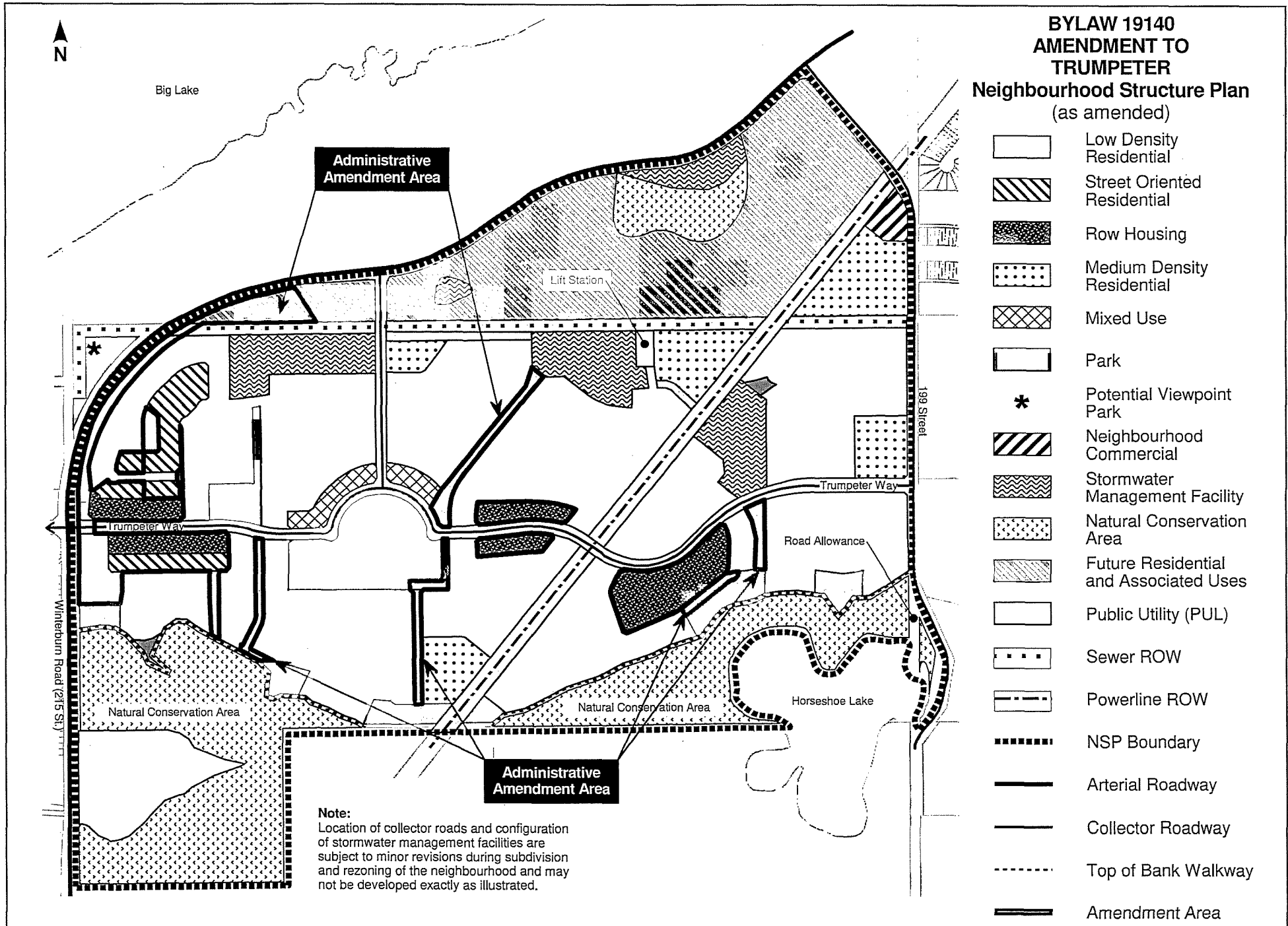
- d. deleting the map entitled "Bylaw 18904 Amendment to Trumpeter Neighbourhood Structure Plan (as amended) and replacing it with the attached Schedule "A".
- e. deleting "Figure 6 Development Concept" and replacing it with "Figure 6.0 Development Concept" attached as Schedule "B".
- f. deleting "Figure 7 Parks and Open Spaces" and replacing it with "Figure 7.0 Parks and Open Spaces" attached as Schedule "C".
- g. deleting "Figure 8 Transportation Network" and replacing it with "Figure 8.0 Transportation Network" attached as Schedule "D".
- h. deleting "Figure 10 Servicing" and replacing it with "Figure 10.0 Servicing" attached as Schedule "E",
- i. deleting "Figure 11 Staging" and replacing it with "Figure 11.0 Staging" attached as Schedule "F".

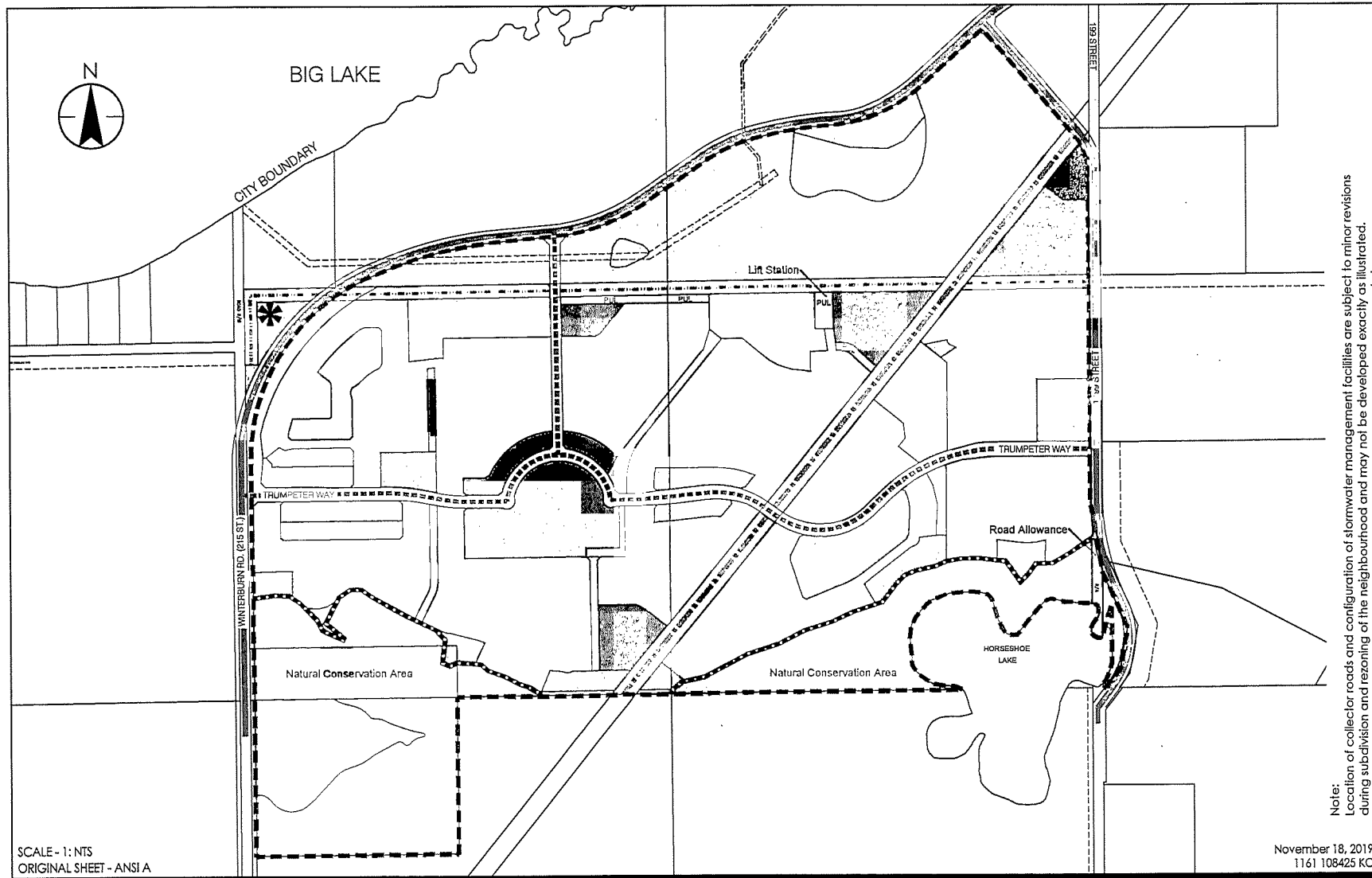
READ a first time this	4th	day of	February	, A. D. 2020;
READ a second time this	4th	day of	February	, A. D. 2020;
READ a third time this	4th	day of	February	, A. D. 2020;
SIGNED and PASSED this	4th	day of	February	, A. D. 2020.

THE CITY OF EDMONTON

MAYOR

A / SMO
CITY CLERK





10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Legend

- | | |
|--------------------------------------|--|
| Low Density Residential | Natural Conservation Area |
| Street Oriented Residential | Future Residential and Associated Uses |
| Row housing | Public Utility (PUL) |
| Medium Density Residential | Sewer ROW |
| Mixed Use | Powerline ROW |
| Park | NSP Boundary |
| Potential Viewpoint Park | Arterial Roadway |
| Neighbourhood Commercial | Collector Roadway |
| Stormwater Management Facility (PUL) | Top of Bank Walkway |

Client/Project

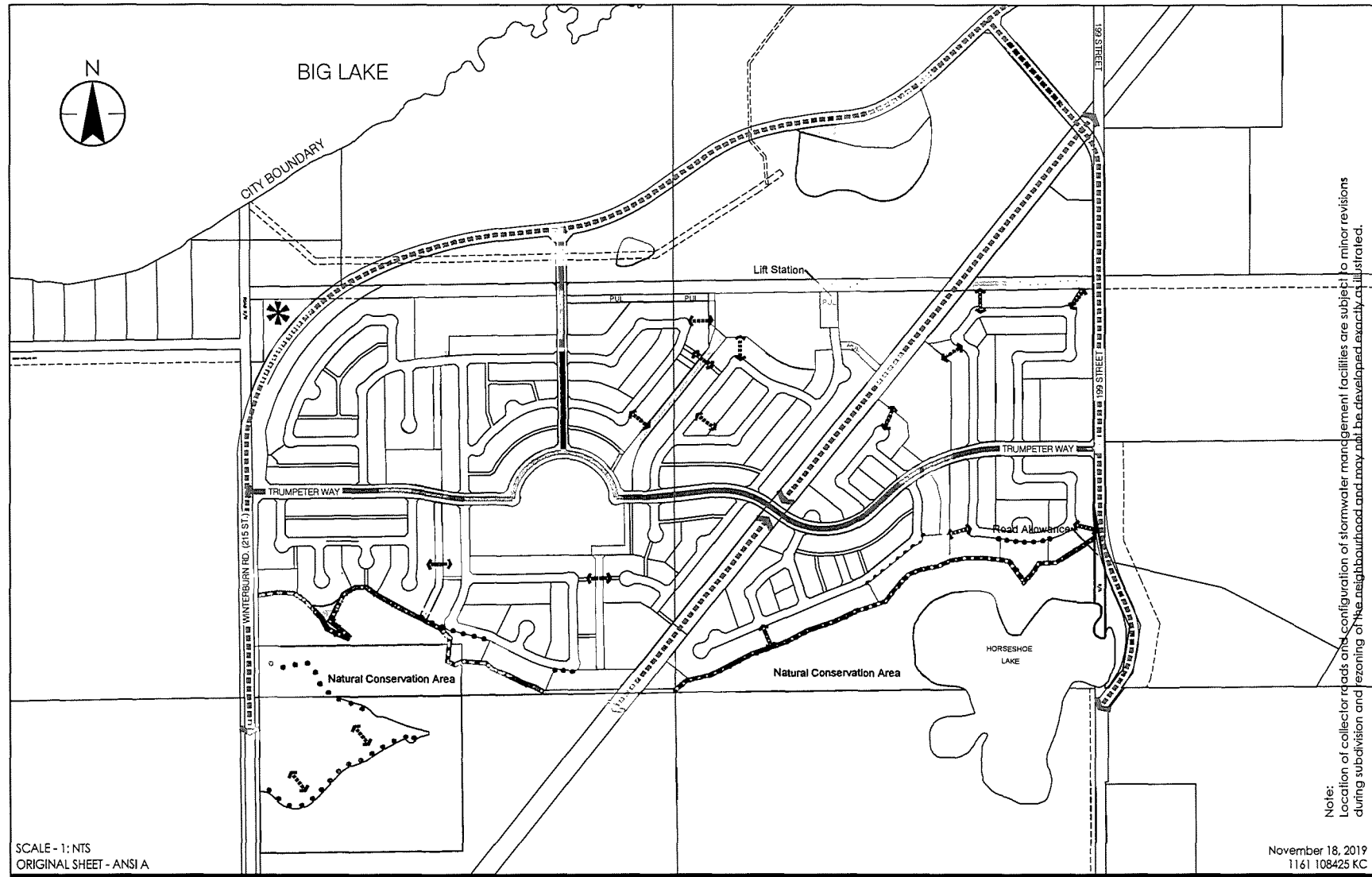
United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

6.0

Title

Development
Concept



Legend

- Major Pedestrian Linkage
- Multi Use Trail Corridors
- Sidewalk Connections
- Internal Pedestrian Connections
- Potential Viewpoint Park
- Top-of-Bank Trail
- Top-of-Bank Road

Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

7.0

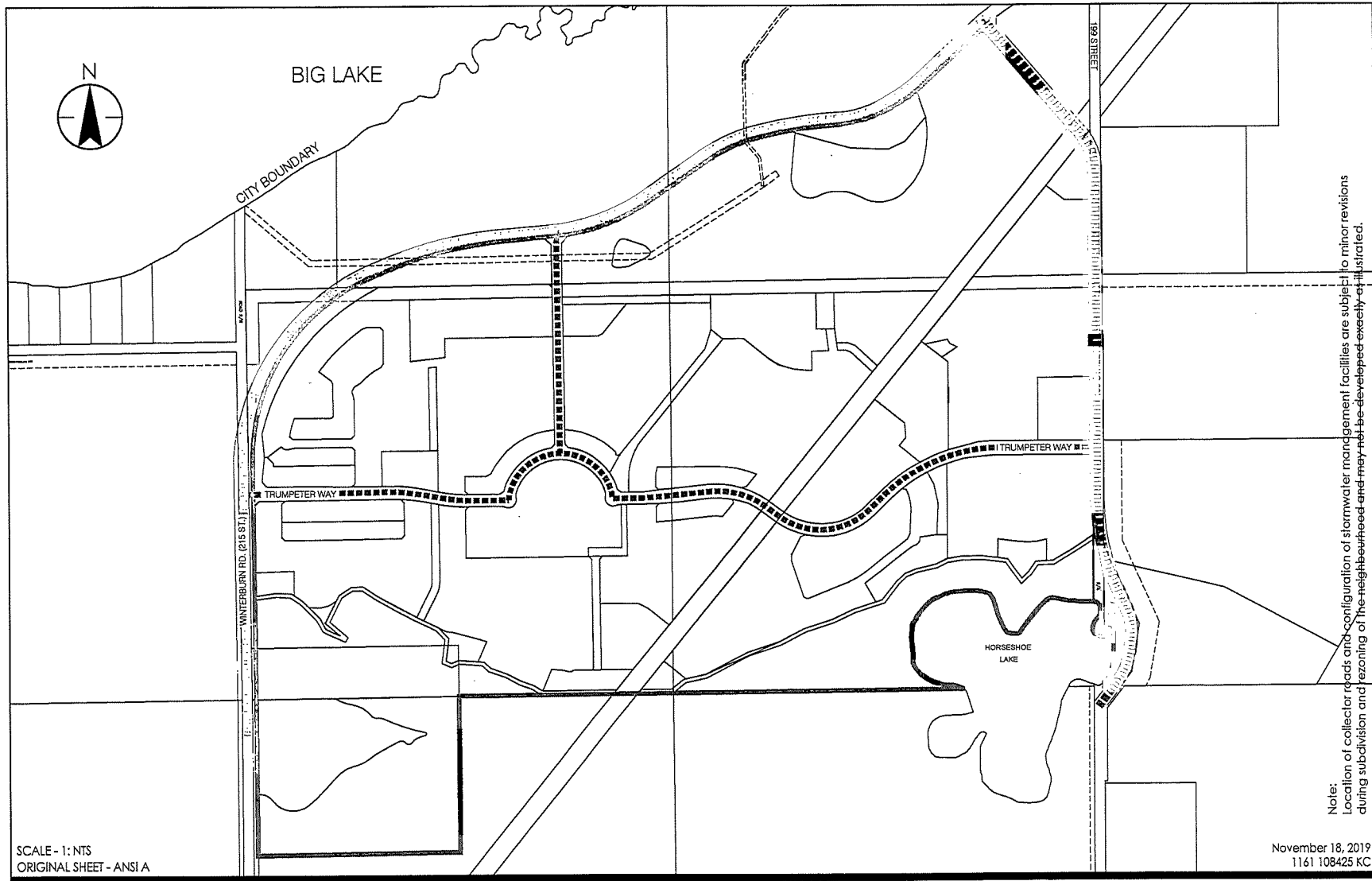
Title

Parks and
Open Spaces







10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

\\Cd1001-c200\workgroup\1161\active\1161108425\drawing\model_files\planning\nsp_amendment_24jul2019\NSP AmendTrumpeter_18nov2019.dwg



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Legend

-  Collector Roadway
-  Major Collector Roadway
-  Arterial Roadway
-  NSP Boundary

Client/Project

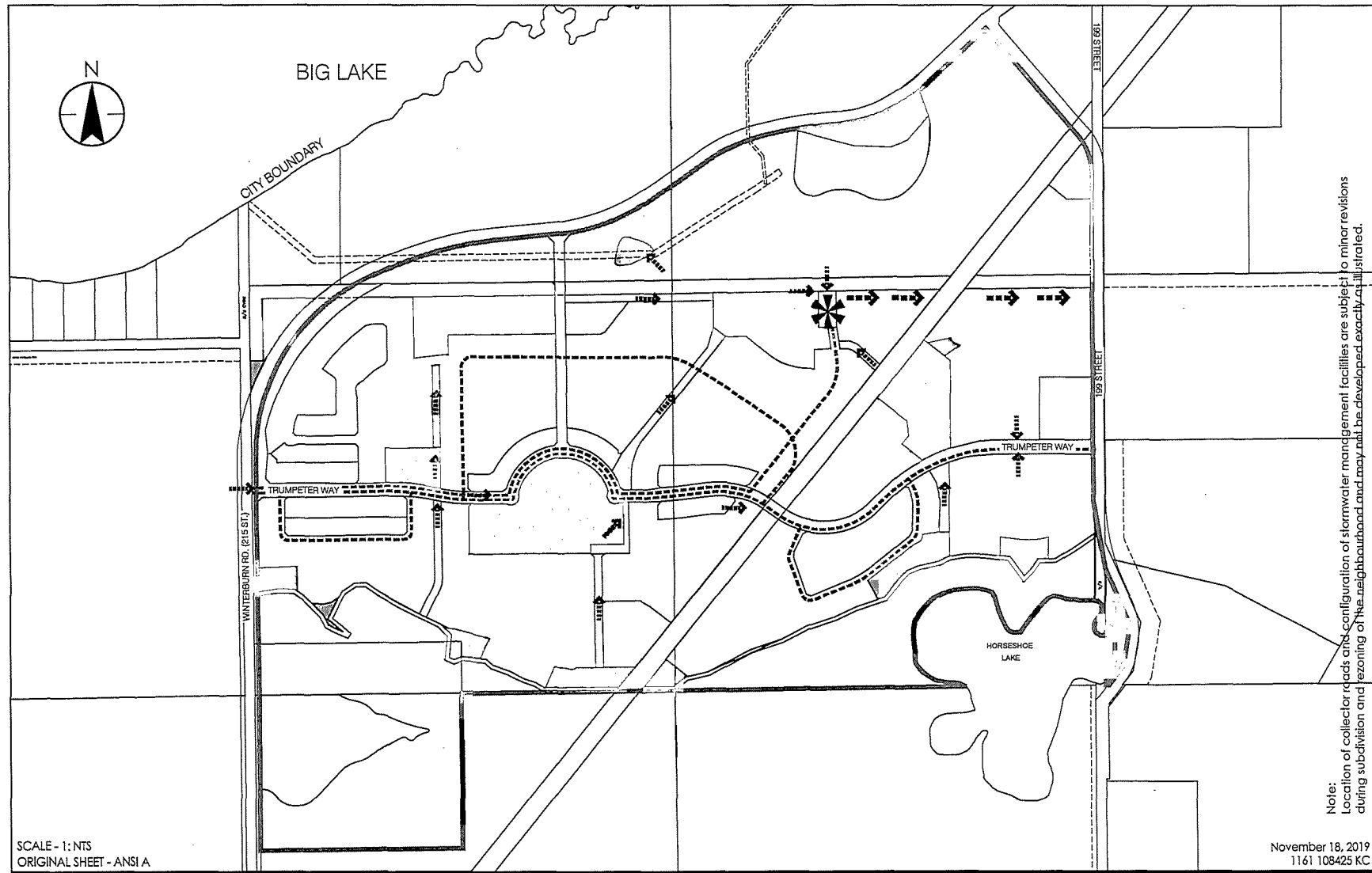
United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

8.0

Title

Transportation
Network



Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

10.0

Title

Servicing

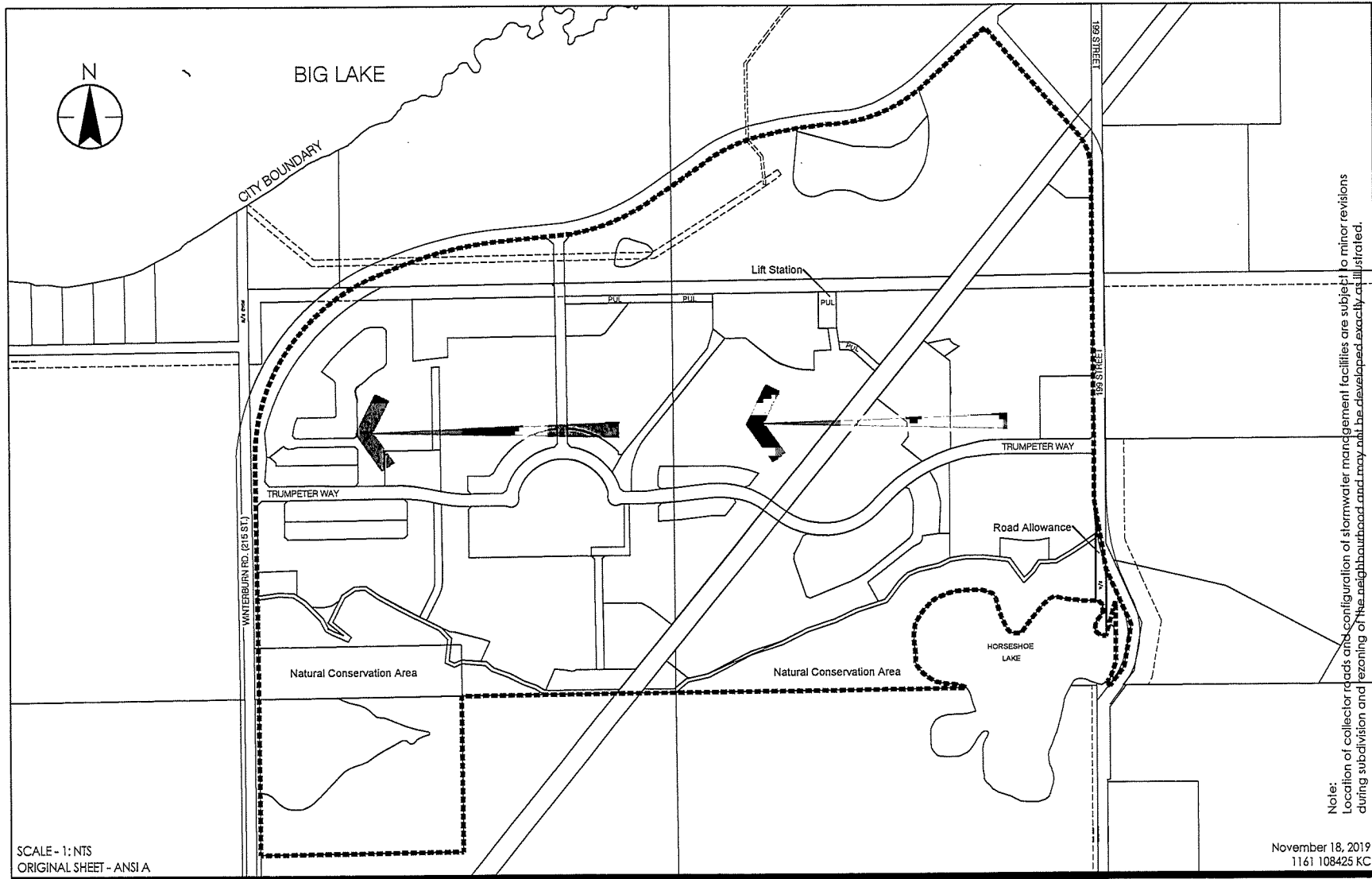


10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Legend

- | | |
|--------------------------------|----------------------------|
| Stormwater Management Facility | Overland Stormwater Flow |
| Park | Sanitary Points of Service |
| Watermain | Forcemain |
| Sanitary Trunk | Sanitary Lift Station |
| | NSP Boundary |

\\Cd1001-c200\workgroup\1161\Active\1161108425\drawing\model_files\planning\vsp_amendment_2\jul2019\NSP AmendTrumpeter_18nov2019.dwg



10160-112 Street
Edmonton, AB T5K 2L6
www.stantec.com

Legend

- ← General Direction of Development
- NSP Boundary

Client/Project

United Big Lake Limited Partnership
Trumpeter
Neighbourhood Area Structure Plan

Figure No.

11.0

Title

Staging